

# Snohomish County Courthouse Replacement

Project Update Report #13: April 6, 2015



Current conceptual rendering of building exterior, as viewed from Rockefeller Avenue.

## Design Development Progress

The Courthouse Replacement Project has continued with Design Development (DD) and is on schedule for Heery's May 22 delivery of the DD drawing set. Current and future project activities include:

- Refinement of exterior design, ahead of the April 7 presentation to the Superior Court Design Committee. The Council is invited to attend.
- Development of practical and fiscally feasible wayfinding signage in public-facing areas of the building.
- Along with Superior Court and the Sheriff's Office, facilitating development of security procedures and security design relevant to the new building.
- Meeting April 8 with Snohomish PUD, Xfinity, Frontier, and other utilities and telecommunications companies to coordinate undergrounding of utilities at the project site. The Project Team will then develop utility agreements for Council consideration.
- Initiated Phase II Environmental Site Assessment (ESA) of the properties

## PROJECT DASHBOARD

### Budget Status – 3/31/2015

*Numbers are rounded.	*Baseline	Paid to date	*Estimate at
	Budget	2/28/2015	Completion
<b>GCCM Costs</b>	\$122,348,204	\$490,935	\$122,348,204
<b>Owner Direct Work</b>	\$39,645,113	\$7,453,030	\$39,645,113
<b>Total</b>	\$161,993,317	\$7,943,965	\$161,993,317

### Schedule Status – 4/3/2015

	Baseline		Current	
	Start	Finish	Start	Finish
<b>Design &amp; Permitting</b>	01/01/2014	02/01/2015	01/01/2014	11/20/2015
<b>Construction</b>	02/01/2015	07/01/2017	07/21/2015	10/01/2017
<b>Occupancy</b>	07/01/2017	09/01/2017	10/01/2017	01/01/2018
<b>Old CH Demolition</b>	09/01/2017	12/01/2017	01/01/2018	04/01/2018
<b>Old CH Site Restoration</b>	12/01/2017	03/01/2018	02/01/2017	05/01/2018
<b>Closeout</b>	07/01/2017	06/01/2018	09/01/2017	06/01/2018

### Project Action Item Status – 4/3/2015

<b>OPEN ITEMS</b>	<b>28</b>
<b>ON HOLD</b>	<b>10</b>
<b>CLOSED</b>	<b>409</b>
<b>TOTAL</b>	<b>447</b>

### Closely Monitored Issues

1. City permitting and land use requirements
2. Budget management and accountability
3. Scope
4. Schedule
5. State GCCM Requirements under RCW 39.10
6. Building exterior development
7. FF&E

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acquired for the project site, in order to identify any soil or groundwater conditions requiring potential mitigation.

- Completed hazardous building materials (HBM) inventories for the properties on the project site, in preparation for soliciting bids for abatement. This is the first step toward site demolition, to clear the way for construction.
- Initiating an HBM survey for the existing Courthouse, to determine scope of abatement for demolition once the replacement Courthouse is complete and occupied.
- Collaborated with Heery and Hoffman on March 17-19 to confirm and refine cost-effective lighting, ceiling and wall panel, acoustics, landscape, and site irrigation.
- Confirmed baseline functionality of building technology, per the project's technology allowance.
- Developing ongoing risk mitigation strategies, including a half-day risk analysis workshop March 26.
- Continued development of bid packages that will require a contract amendment to the master agreement. **Council approval for these packages is targeted for June 29<sup>th</sup>:**
  - Pkg #1: Existing Buildings Abatement
  - Pkg #2: Existing Building Demo / Shoring / Excavation / Utility Work
  - Pkg #3: Foundation / Structural Steel Mill Order
  - Pkg #4: Concrete & Steel Packages (**targeted date is August 5<sup>th</sup>**)
- Discussed with the City of Everett the resumption of SEPA and Land Use application review.
- Determining impacts to the project's critical path schedule. **Beginning February 19, the Project Team has accounted for \$6300 per day in escalation costs** resulting from delays associated with the parking ordinance. ***Due diligence and fiscal responsibility dictate that we maintain these escalation costs as a budget line item, reallocating as needed to keep the project within budget.***

## Parking Update

With a resolution to the parking issue drawing near, the Project Team will resume its regularly scheduled updates to Council on the second and fourth Mondays of each month.

## PROJECT TEAM

### Project Management

Snohomish County Facilities

OAC Services – GCCM  
Compliance, Construction  
Management

### Architect & Engineers

HEERY International

MKA  
Sparling  
Site Workshop  
WSP Group

### GCCM Team

Hoffman Construction

Holaday-Parks – MCCM  
VECA Electric – ECCM